

**MAY 4, 2010**  
**MINUTES FOR THE BOARD OF EQUALIZATION**  
**PUBLIC HEARING**

**Call to Order:** 9:00 AM meeting. Present: John Schied, BOE Chairman; Madeline A. Simmons, BOE Secretary; Ida Light, BOE Member; and George N. Slater, BOE Member. Patricia A. McSweeney and Tristan Golas, Office of Reassessment, were available for questions and technical assistance.

**First Business:** Several appointments canceled or were rescheduled, and this period was used to approve minutes for April 27<sup>th</sup> & 29<sup>th</sup>, as well as review minutes for April 15<sup>th</sup>, 2010.

**First Appointment:** 10:30 AM Ben Rogers, agent for Arrowood LLC **6063-69-7741-000**. He stated that this was the only parcel that they had a complaint about and it was the 18 golf greens showing up as an improvement on this parcel. He stated that since this parcel was under VOF easement and they had approved the private golf course, that Fauquier County could not add any value for it on the tax card. With their Special Use Permit for the golf course it clearly states that it is for private use only. The County feels that the greens are a physical improvement (like a swimming pool) and therefore should be taxed as such. The BOE will need legal advice on this.

**Second Appointment:** 11:18 AM Maria Flores Tochiuitl **6877-99-7593-000**. She stated that she felt that the fair market land value was too high, as she had just bought it with an FHA approved loan and the first 2 appraisals came in under the selling price of \$120,000. The County's assessment is approximately 15% above this. Perhaps changing the effective year to 1976 would bring it closer to the appraisal.

**Third Appointment:** 11:30 AM Laura Loudon and her husband, representing themselves and her sister Anne Elizabeth Reid-Lamb **6949-12-1582-000 & 6949-02-7795-000**. They stated that the land was assessed much higher than the appraisals they got for the construction mortgage to build their new house on **6949-12-1582**. This land is at the base and running to the top of Big Cobbler Mountain and both lots are poorly shaped in order to make them equal. There is also 3.77 acres of flood plain divided equally between the two parcels. So perhaps on **6949-12-1582**, pull 1.89 acres of flood plain from the 10.3 acres of open land leaving 8.41 acres and probably do a SHPE and TOPO reduction. On **6949-02-7795** the building is only a shell built in 1901, with very little done to it. Therefore it would be deemed unlivable at this point, so it would be appropriate to remove the homesite, subtract 1.88 acres flood plain from the 44.44 acre parcel and probably do a SHPE and TOPO reduction as well.

**Fourth Appointment:** 12:00 PM Tim Garrity (phone-in) **6887-56-9940-000, 6887-56-8805-000, 6887-56-7640-000, 6887-56-8655-000, 6887-56-9697-000 & 6887-66-0759-000**. He stated that he felt the value was too high on the land as he could not get sewer and water to these lots and they are too small for a well and drainfield. The B.O.E. requested that he send in a letter from the health department or the town of Remington backing up this statement. Tristan was able to give him the contacts he needed to do this.

**Ida Light leaves for the day**

**Fifth Appointment:** 12:40 PM John Harre **6984-56-1979-000**. He stated that he felt the value was too high on the land as it needs retaining walls to make the best use of the lot. Also his retaining walls have a high value and his neighbor, who has a larger wall, has no value on it. Likewise for the elevator, his is assessed over 150% above the similar buildings Dodson Brothers did in 2005-2006, his sprinkler system is 155% above neighbors also. And finally, he feels the asphalt paving should, at best, be graded

average because of the deep cracks in it. Some of the other parcels in this area have a TOPO reduction on the land value. That could be appropriate here.

**Sixth Appointment:** 12:55 PM John Eliff **6060-04-9796-000**. He stated that he felt the value was too high on the land as he had the worst soil and drainage conditions in the subdivision (English Chase) as well as having the largest lot with the most unusable land. His land lays below his neighbors and his house is set back, so the run-off from his neighbor's pond and the higher land causes erosion on his property almost right up to the house.

**Meeting with Mike Colcaviccio to discuss questions:**

**6962-22-1908-000** Fauquier Springs Country Club (Sulphur Springs Investment Corp.) 2-16-10, deferred to 4-22-10 & decision with May 4<sup>th</sup> Review.

**6974-85-8166-000 & 6974-95-2114** Kalis Holdings LLC 4-8-10 deferred & decision with May 4<sup>th</sup> Review.

**6984-42-4467-001**, etc. Fifth Street Enterprises (Robert Samia), appointment May 6<sup>th</sup> and see review of that date for decision.

**6984-28-6912-000** Agent for Walgreens, appointment May 6<sup>th</sup>, postponed, then see new meeting date for the review of that decision. (This appointment has been canceled as of May 11, 2010.)

**Subdivisions with lower values after cut off day.** Decision that BOE does not have the power to change whole subdivisions.

**Motion is Made to Adjourn:** Meeting adjourned at 2:20AM

Submitted by: Madeline A. Simmons, Secretary, May 10, 2010

Approved May 13, 2010 by John Schied, BOE Chairman; Madeline A. Simmons, BOE Secretary; and George N. Slater, BOE Member